

ORDINANCE NO. 010927-130

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 10137, 10133, 10129, 10125, 10121, 10117, 10421 TULAROSA PASS, 10200, 10204, 10208, 10212, 10216, 10300, 10304, 10308, 10312, 10316, 10400, 10404, 10408, 10412, 10416 PEEKSTON DRIVE, FROM SINGLE FAMILY RESIDENCE LARGE LOT (SF-1) DISTRICT TO SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from single family residence large lot (SF-1) district to single family residence standard lot (SF-2) district, on the property described in File C14-01-0109, as follows:

A 6.81 acre tract of land, more or less, out of the A.E. Livingston Survey No. 155, and the John T. Smith Survey No. 154, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

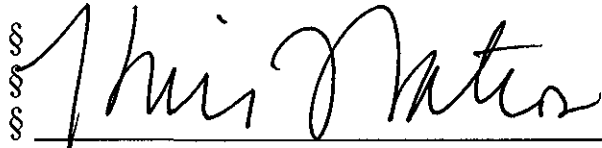
locally known as 10137, 10133, 10129, 10125, 10121, 10117, 10421 Tularosa Pass, 10200, 10204, 10208, 10212, 10216, 10300, 10304, 10308, 10312, 10316, 10400, 10404, 10408, 10412, 10416 Peekston Drive in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 3. This ordinance takes effect on October 8, 2001.

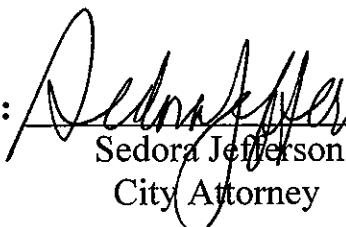
PASSED AND APPROVED

_____, September 27 _____, 2001

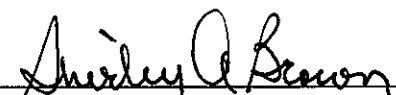
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Kirk Watson
Mayor

APPROVED:


Sedora Jefferson
City Attorney

ATTEST:


Shirley A. Brown
City Clerk

A DESCRIPTION OF 6.81 ACRES OF LAND LOCATED IN THE A.E. LIVINGSTON SURVEY NUMBER 155 AND THE JOHN T. SMITH SURVEY NUMBER 154, BOTH IN TRAVIS COUNTY, TEXAS, CONSISTING OF LOTS 1 THROUGH 6 AND 34, BLOCK D, CANYON CREEK SECTION 25, A PLAT RECORDED UNDER DOCUMENT NUMBER 200000278, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, LOTS 7 THROUGH 18, CANYON CREEK SECTION 32, A PROPOSED SUBDIVISION IN TRAVIS COUNTY, TEXAS, AND LOTS 19 THROUGH 33, BLOCK D, CANYON CREEK SECTION 31, A PLAT RECORDED UNDER DOCUMENT NUMBER 200100085, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 6.81 ACRES OF LAND, AS SHOWN ON THE ATTACHED SKETCH, TO BE ZONED AS "SF-2" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½-inch iron rod with SAM, Inc. cap found for the most easterly northwest corner of said Lot 1, Block D, Section 25;

THENCE over and across said Section 25 and said Section 31, with the perimeter of Block D inclusive of both Section 25 and Section 31, the following eighteen (18) courses and distances:

1. S 83° 10' 19" E a distance of 202.64 feet to a ½-inch iron rod with SAM, Inc. cap found for a point of curvature,
2. with the arc of a curve to the right, a distance of 23.56 feet through a central angle of 90° 00' 00", having a radius of 15.00 feet and a chord which bears S 38° 10' 19" E, a distance of 21.21 feet to a ½-inch iron rod with SAM, Inc. cap found for a point of tangency,
3. S 06° 49' 41" W a distance of 298.91 feet to a ½-inch iron rod with SAM, Inc. cap found for a point of curvature,
4. with the arc of a curve to the left, a distance of 398.78 feet through a central angle of 87° 52' 46", having a radius of 260.00 feet and a chord which bears S 37° 06' 42" E, a distance of 360.83 feet to a ½-inch iron rod with SAM, Inc. cap found for a point of tangency,
5. S 81° 03' 05" E a distance of 130.27 feet to a ½-inch iron rod with SAM, Inc. cap found for a point of curvature,
6. with the arc of a curve to the left, a distance of 93.12 feet through a central angle of 16° 24' 59", having a radius of 325.00 feet and a chord which bears S 89° 15' 34" E, a distance of 92.80 feet to a ½-inch iron rod with SAM, Inc. cap found for a point of tangency,
7. N 82° 31' 56" E a distance of 42.28 feet to a ½-inch iron rod with SAM, Inc. cap found for a point of curvature,
8. with the arc of a curve to the right, a distance of 22.98 feet through a central angle of 87° 47' 45", having a radius of 15.00 feet and a chord which bears S 53° 34' 12" E, a distance of 20.80 feet to a ½-inch iron rod with SAM, Inc. cap found for a point of reverse curvature,
9. with the arc of a curve to the left, a distance of 195.65 feet through a central angle of 10° 56' 12", having a radius of 1025.00 feet and a chord which bears S 15° 08' 25" E, a distance of 195.35 feet to a ½-inch iron rod with SAM, Inc. cap found for a point of reverse curvature,
10. with the arc of a curve to the right, a distance of 22.98 feet through a central angle of 87° 47' 45", having a radius of 15.00 feet and a chord which bears S 23° 17' 21" W, a distance of 20.80 feet to a ½-inch iron rod with SAM, Inc. cap found for a point of tangency,

11. S 67° 11' 14" W a distance of 30.25 feet to a ½-inch iron rod with SAM, Inc. cap found for a point of curvature,
12. with the arc of a curve to the right, a distance of 152.44 feet through a central angle of 31° 45' 41", having a radius of 275.00 feet and a chord which bears S 83° 04' 05" W, a distance of 150.50 feet to a ½-inch iron rod with SAM, Inc. cap found for a point of tangency,
13. N 81° 03' 05" W a distance of 191.40 feet to a ½-inch iron rod with SAM, Inc. cap found for a point of curvature,
14. with the arc of a curve to the right, a distance of 783.09 feet through a central angle of 89° 44' 09", having a radius of 500.00 feet and a chord which bears N 36° 11' 00" W, a distance of 705.48 feet to a ½-inch iron rod with SAM, Inc. cap found for a point of tangency,
15. N 08° 41' 04" E a distance of 185.68 feet to a ½-inch iron rod with SAM, Inc. cap found for a point of curvature,
16. with the arc of a curve to the right, a distance of 68.96 feet through a central angle of 04° 03' 08", having a radius of 975.00 feet and a chord which bears N 10° 42' 38" E, a distance of 68.94 feet to a ½-inch iron rod with SAM, Inc. cap found for a point of reverse curvature,
17. with the arc of a curve to the left, a distance of 29.35 feet through a central angle of 01° 38' 27", having a radius of 1025.00 feet and a chord which bears N 11° 54' 58" E, a distance of 29.35 feet to a ½-inch iron rod with SAM, Inc. cap found for a point of reverse curvature, and
18. with the arc of a curve to the right, a distance of 22.44 feet through a central angle of 85° 43' 56", having a radius of 15.00 feet and a chord which bears N 53° 57' 43" E, a distance of 20.41 feet to the **POINT OF BEGINNING** and containing 6.81 acres of land, more or less.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

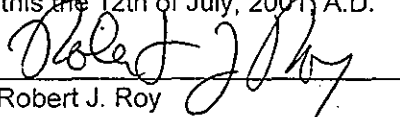
COUNTY OF TRAVIS

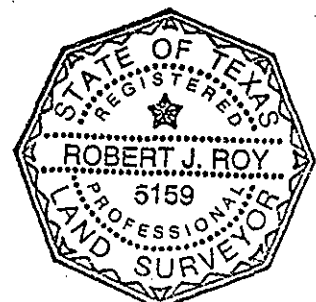
That I, Robert J. Roy, a Registered Professional Land Surveyor, do hereby certify that the above description was prepared under my direction and supervision and is true and correct to the best of my knowledge and belief.

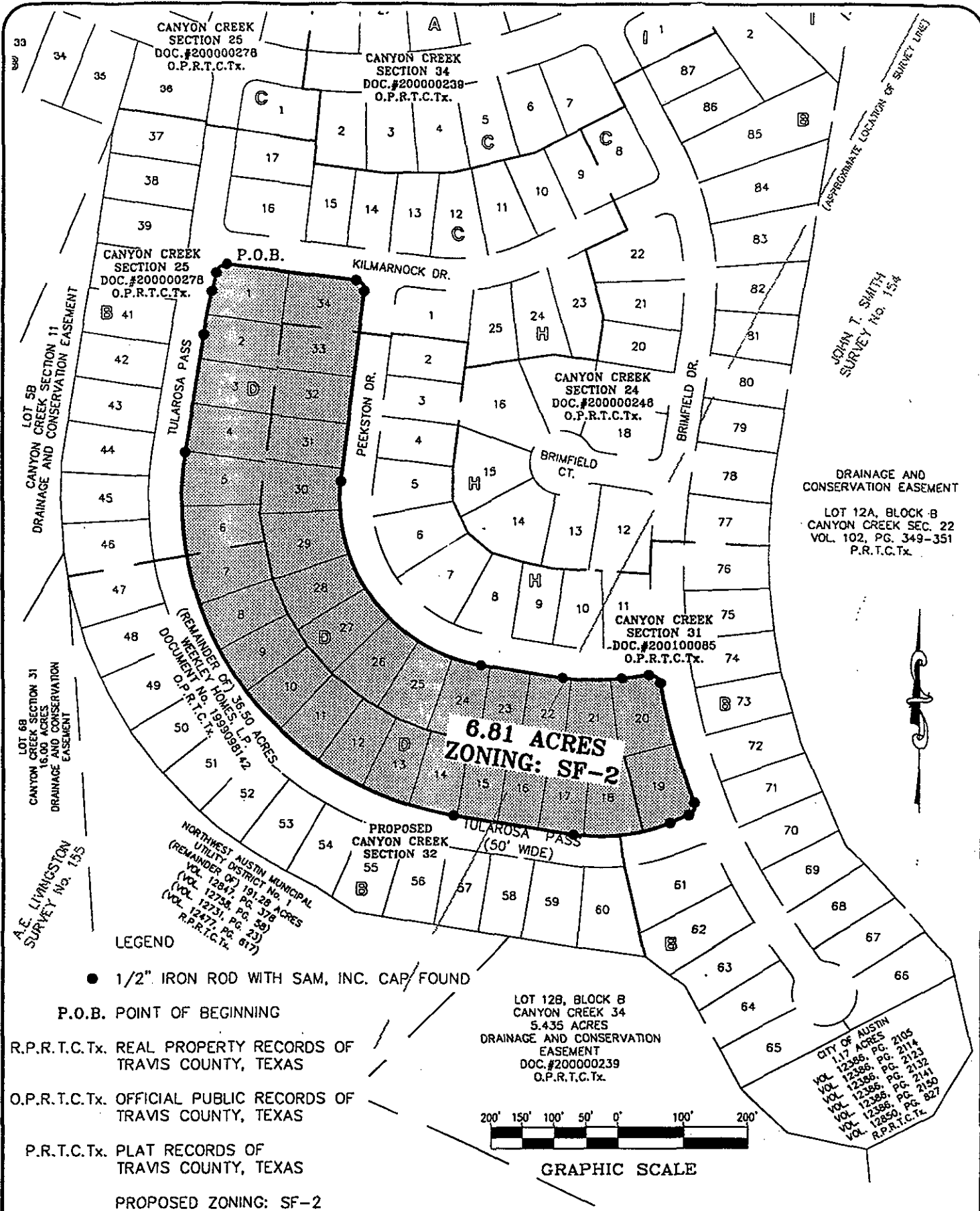
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 12th of July, 2001 A.D.

SURVEYING AND MAPPING, Inc.
4029 Capital Of Texas Hwy. So., Suite 125
Austin, Texas 78704

TCAD Parcel No.: 1 6727 0273
Map Grid: E 36


Robert J. Roy
Registered Professional Land Surveyor
No. 5159 - State of Texas





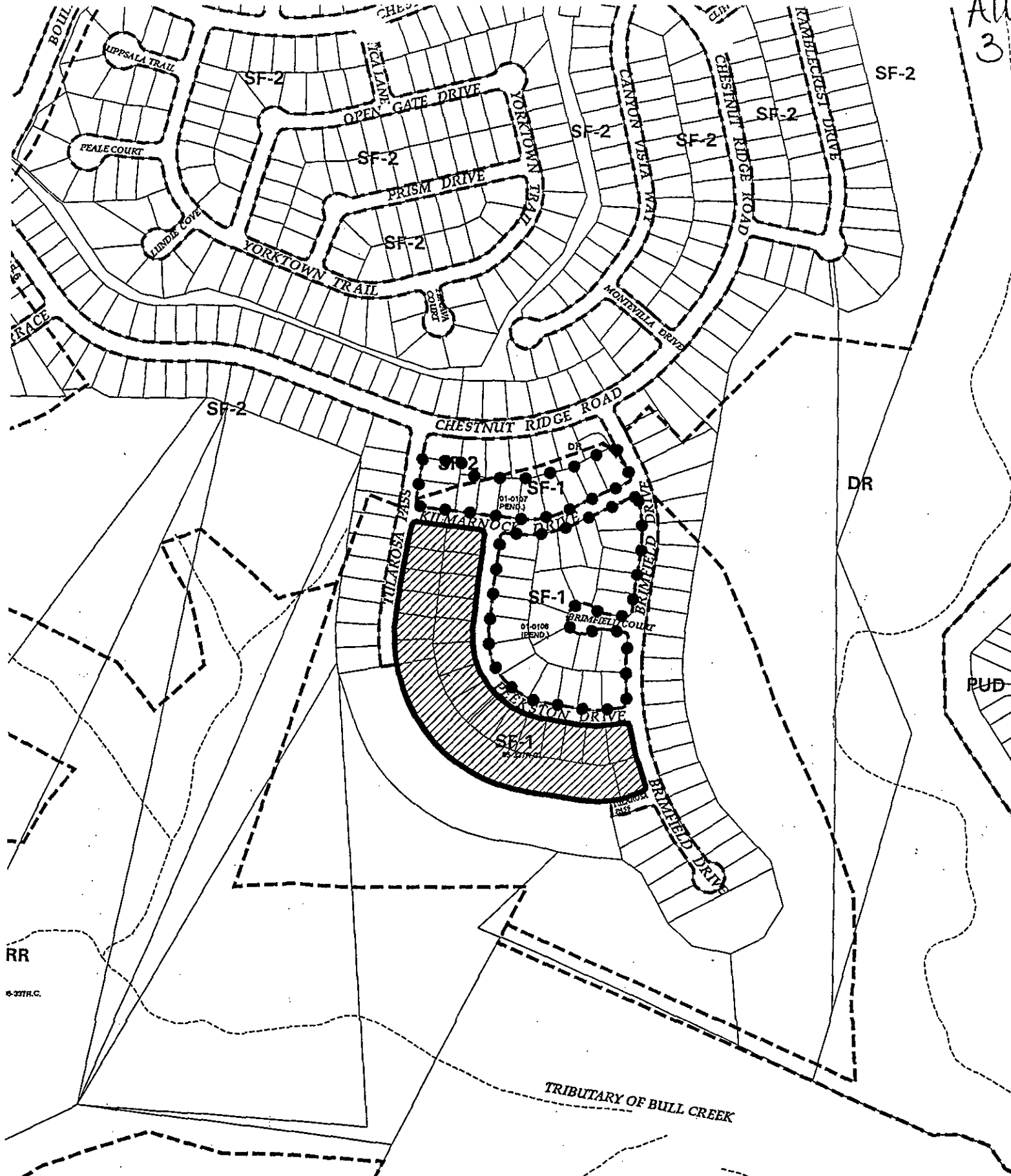
PROJECT:	CANYON CREEK
JOB NUMBER:	21140-07
DATE:	JULY 12, 2001
SURVEYOR:	R.J. ROY
PARTY CHIEF:	
FIELDBOOK:	
FIELDNOTE:	FN2224.BOM
TECHNICIAN:	B.D. NEWSOME
DRAWING:	FN2224.DWG
SCALE:	1"=200'



4029 CAPITAL OF TEXAS HIGHWAY, SO.
BROOK OAKS PROFESSIONAL PLAZA, SUITE 125
AUSTIN TEXAS, 78704
(512) 447-0575
FAX: (512) 326-3029
EMAIL: SAM@SAM-INC-AUS.COM

**SKETCH TO
ACCOMPANY FIELD
NOTE No. 2224
PAGE 3 OF 3**

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 1" = 400'	SUBJECT TRACT		ZONING EXHIBIT B		CITY GRID REFERENCE NUMBER E36
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-01-0109 ADDRESS: 10137 TULAROSA PASS AT PEEKSTON DRIVE SUBJECT AREA (acres): 6.810	DATE: 01-07 INTLS: SM	
	CASE MGR: S. GAGER				